



LoopNet Secure Setup Checklist

Exact setup steps for making LoopNet useful for Eagle Suites target-market research.

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Bottom line: a LoopNet username and password alone probably will **not** solve access for Bob. The practical unlock is a trusted logged-in browser session plus a clean Dropbox intake workflow.

Recommended operating model

Use LoopNet as a **human-opened source** and Bob as the **analysis engine**. That means Bill or Jeremy maintains the account and browser session, while Bob turns listing materials into ranked acquisition screens, seller-priority reads, and final market reports.

1. Use a **dedicated LoopNet research account**.
2. Use a **dedicated browser profile** on this Mac.
3. Complete login, MFA, and any challenge **manually** in that browser once.
4. Use a **Dropbox intake workflow** so research can continue without fighting protected pages every time.

Step-by-step exact setup checklist

1. Create a dedicated LoopNet account

- Best option: create a separate account just for Eagle Suites target-market research.
- Do not use a heavily reused personal password.
- If the account is paid, keep billing and ownership under company-controlled access.

Why: dedicated credentials reduce risk and make future handoff cleaner.

2. Do not send credentials over Telegram

- Do not text or Telegram the password.
- Safer options are logging in directly on this Mac, saving to the browser password manager, or storing in macOS Keychain.

Why: Telegram is the wrong place for durable credentials.

3. Create a dedicated browser profile on this Mac

- Use Chrome if possible.
- Create a profile named **LoopNet Research**.
- Keep that profile reserved for LoopNet and market research only.

Why: browser trust and cookies matter here. A clean profile makes the session easier to manage.

4. Log into LoopNet manually in that browser profile

- Open LoopNet in the new profile.
- Sign in manually.
- Complete MFA and any CAPTCHA manually.
- Verify that 2 to 3 real listing pages load fully.

Success check: do not stop at the homepage. Open real hotel listing pages.

5. Save the session in the browser

- Allow the browser to save the username and password.
- Keep cookies enabled for that profile.
- Do not use aggressive cleanup settings that auto-delete the session on close.

Why: the useful asset is the trusted browser session, not just the password.

6. Create the Dropbox intake folder

Create this folder:

`Dropbox-TITAN/TITAN GENERAL CONTRACTORS/CORPORATE FILES/BOB/Target Markets/LoopNet Intake`

Then create one subfolder per market, for example Oklahoma City, Tulsa, or Fort Smith.

Why: this gives Bob a stable handoff point for source material.

7. For each market, save the same core materials

- listing PDF
- OM brochure
- screenshot of main listing page
- screenshot of map view
- screenshot of pricing or broker comments
- copied listing URL
- copied listing text into a notes file

Minimum viable capture: one screenshot plus URL plus any brochure.

8. Use a consistent file naming pattern

- `01-property-name-city-loopnet-listing.pdf`
- `01-property-name-city-screenshot-1.png`
- `01-property-name-city-broker-notes.txt`

Why: clean naming speeds review and reduces missed files.

9. Add one notes file per market

Create `market-notes.txt` inside each market folder and record:

- target city or MSA
- search filters used
- listing count reviewed
- properties that looked promising
- properties rejected and why
- any login or access issues

10. Keep a short required-data checklist for each property

- property name
- address
- asking price or price guidance
- room count
- year built
- seller or broker name
- phone or email contact path
- listing status
- any renovation or occupancy claims

If something is missing, leave it missing. Do not guess.

11. Use Bob for enrichment, not just summary

After LoopNet material is saved, Bob should add assessor pulls, deed signals, employer-demand mapping, corridor analysis, seller-probability scoring, special-situation separation, and capex screening.

12. Keep special situations separate from normal outreach targets

If a property appears lender controlled, recently traded, vacant, closed, damaged, or partly demolished, label it **Special Situation** and keep it out of the normal outreach stack.

13. Use a quick test market before relying on it live

- Open one target market in the LoopNet browser profile.
- Save 3 to 5 listings into the Dropbox intake folder.
- Have Bob turn that into a ranked screen.
- Fix any session, folder, or naming issues before using it at scale.

14. Decide the working mode up front

- **Mode A:** Human-opened source, Bob analyzes. Highest reliability and best current option.
- **Mode B:** Browser-session-assisted research. Potentially faster later, but still dependent on a trusted logged-in browser session and may still need manual intervention.

Recommendation: start with Mode A.

Security rules

Do

- Use a dedicated account if possible.
- Keep the password in the browser password manager or Keychain.
- Limit who uses the research account.
- Re-authenticate manually if the session breaks.

Do not

- Send the password over Telegram.
- Store credentials in random text files.
- Assume raw CLI fetches will work just because the account is paid.
- Brute-force scripts against a broken session.

What this setup will and will not do

What it should improve

- Cleaner access to real listing content
- Better listing packets for target-market reports
- Faster property ranking and outreach prioritization
- Less wasted time fighting anti-bot blocking

What it will not guarantee

- It does not guarantee raw command-line fetches will work.
- It does not eliminate MFA or CAPTCHA forever.
- It does not mean every listing field will be complete or accurate.
- It does not replace assessor and public-record verification.

Recommended final setup

- dedicated LoopNet research account
- dedicated Chrome profile named **LoopNet Research**
- manual login and MFA in that profile
- Dropbox folder: **Target Markets / LoopNet Intake**
- Bob handles analysis, ranking, enrichment, and final reporting

Final recommendation: do not chase perfect automated LoopNet scraping. The smarter setup is to make LoopNet a reliable human-authenticated intake source and let Bob do the higher-value analysis work after the source material is captured.